

**PLANNING COMMISSION
MEETING MINUTES**

Meeting No. 2084

The two thousand eighty fourth Planning Commission Meeting commenced at 9:30am on Thursday, January 15, 2026.

CAPITAL IMPROVEMENT PROGRAM – AGENCY PRESENTATIONS

9:30 am: Briefing

10:00 am: Baltimore Development Corporation (BDC)

11:15 am: Department of Transportation (DOT)

1:15 pm: Department of Housing and Community Development (DHCD)

2:30 pm: Department of Recreation and Parks (BCRP)

3:30 PM

1. ROLL CALL

X	Robin Allen Citizens' Representative	
X	Hon. John Bullock City Council Representative	
X	Christine Griffin DPW Representative	
	Talib Horne Citizens' Representative	
X	Claudia Jolin Citizens' Representative	
X	Doug McCoach Citizens' Representative	
X	Calvin Young Mayor's Representative	
X	Eric Stephenson, Vice Chairman Citizens' Representative	
X	Jon Laria, Chairman Citizens' Representative	

2. APPROVAL OF MINUTES – December 11, 2025

Due to a technical problem, the review of minutes will be considered at the next meeting.

CONSENT AGENDA

3. CIP TRANSFERS

Meeting of Dec 17, 2025 and Jan 7, 2026

Presenter:	Chairman				
Staff Recommendation:	Approval				
Speakers:	None				
Motion:	Eric Stephenson, Vice Chair				
Second:	Doug McCoach				
Planning Commission Vote:	Approval				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Calvin Young	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse
Total:	8				

CONSENT AGENDA

4. MINOR CHANGE – REVISED SIGNAGE PLAN/PLANNED UNIT DEVELOPMENT #66 – SETON COURT – JOHNS HOPKINS UNIVERSITY EDUCATION BUILDING (Twelfth District)

Presenter:	Chairman				
Staff Recommendation:	Approval				
Speakers:	None				
Motion:	Hon. John Bullock				
Second:	Eric Stephenson, Vice Chair				
Planning Commission Vote:	Approval				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Calvin Young	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman		For	Against	X Abstain	Recuse
Total:	7			1	

5. MINOR CHANGE – REVISED SIGNAGE PLAN/ PLANNED UNIT DEVELOPMENT #140 – MOUNT WASHINGTON MILL – METRO PHARMACY (Fifth District)

Presenter:	Chairman				
Staff Recommendation:	Approval				
Speakers:	None				
Motion:	Hon. John Bullock				
Second:	Eric Stephenson, Vice Chair				
Planning Commission Vote:	Approval				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Calvin Young	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse
Total:	8				

REGULAR AGENDA

6. CITY COUNCIL BILL #25-0137/ REZONING – 4308 HAYWARD AVENUE, 4310 HAYWARD AVENUE, 4312 HAYWARD AVENUE, AND LOT 31 (Fifth District)

For the purpose of changing the zoning for the properties known as 4308 Hayward Avenue (Block 4502A, Lot 003), 4310 Hayward Avenue (Block 4502A, Lot 003A), 4312 Hayward Avenue (Block 4502A, Lot 003B), and Lot 31 (Block 4502A, Lot 031), as outlined in red on the accompanying plat, from the R-5 Zoning District to the TOD-1 Zoning District; and providing for a special effective date. (Councilmember Schleifer)

Presenter:	Kari Nye				
Staff Recommendation:	Adopt findings and approve				
Speakers:	Win Willis				
Motion:	Calvin Young				
Second:	Hon. John Bullock				
Planning Commission Vote:	Adopt findings and approve				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Calvin Young	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse
Total:	8				

7. CITY COUNCIL BILL #25-0117/ ZONING – CONDITIONAL USE LIVE ENTERTAINMENT – 1421 RIDGELY STREET (Tenth District)

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of the premises for live entertainment on the property known as 1421 Ridgely Street (Block 0839, Lot 004) in the C-4 Zoning District, as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Porter)

Presenter:	Justin Walker				
Staff Recommendation:	Adopt findings and approve				
Speakers:	None				
Motion:	Eric Stephenson, Vice Chair				
Second:	Hon. John Bullock				
Planning Commission Vote:	Adopt findings and approve				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Calvin Young	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse
Total:	8				

8. CITY COUNCIL BILL #25-0127/ REZONING – 4188 ½ O'DONNELL STREET AND BLOCK 6543A, LOT 001B (First District)

For the purpose of changing the zoning for the properties known as 4188 ½ O'Donnell Street (Block 6543A, Lot 001A) and Block 6543A, Lot 001B, as outlined in red on the accompanying plat, from the I-2 Zoning District to the C-2 Zoning District; and providing for a special effective date. (Council President - Administration)

Presenter:	Caitlin Audette					
Staff Recommendation:	Adoption of findings of fact and approval					
Speakers:	Drew Tilson					
Motion:	Eric Stephenson, Vice Chair					
Second:	Calvin Young					
Planning Commission Vote:	Adoption of findings of fact and approval					
Robin Allen	X	For	Against	Abstain	Recuse	
Hon. John Bullock	X	For	Against	Abstain	Recuse	
Christine Griffin	X	For	Against	Abstain	Recuse	
Talib Horne		For	Against	Abstain	Recuse	
Claudia Jolin	X	For	Against	Abstain	Recuse	
Doug McCoach	X	For	Against	Abstain	Recuse	
Calvin Young	X	For	Against	Abstain	Recuse	
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse	
Jon Laria, Chairman		For	Against	X Abstain	Recuse	
Total:	7					

4:00 PM

9. CITY COUNCIL BILL #25-0139/ ZONING – REZONING – CONDITIONAL USE CONVERSION TO A COMMERCIAL COMPOSTING FACILITY – 6101 BOWLEYS LANE (Second District)

For the purpose of changing the zoning for the property known as 6101 Bowleys Lane (Block 6195, Lot 008), as outlined in red on the accompanying plat from the OIC Zoning District to the IMU 2 Zoning District; permitting, subject to certain conditions, the establishment, maintenance, and operation of a commercial composting facility on the same property; and providing for a special effective date. (Council President - Administration)

Presenter:	Austin Davis					
Staff Recommendation:	Approval					
Speakers:	Antwan Byrd					
Motion:	Calvin Young (consider update to code to allow composting in more zoning districts)					
Second:	Claudia Jolin					
Planning Commission Vote:	Approval					
Robin Allen	X	For	Against	Abstain	Recuse	
Hon. John Bullock	X	For	Against	Abstain	Recuse	
Christine Griffin	X	For	Against	Abstain	Recuse	
Talib Horne		For	Against	Abstain	Recuse	
Claudia Jolin	X	For	Against	Abstain	Recuse	
Doug McCoach	X	For	Against	Abstain	Recuse	
Calvin Young	X	For	Against	Abstain	Recuse	
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse	
Jon Laria, Chairman	X	For	Against	Abstain	Recuse	
Total:	8					

10. CITY COUNCIL BILL #25-0142/ REZONING – 3605 HICKORY AVENUE (Seventh District)

For the purpose of changing the zoning for the property known as 3605 Hickory Avenue (Block 3539, Lot 003), as outlined in red on the accompanying plat, from the R-7 Zoning District to the IMU-1 Zoning District; and providing for a special effective date. (Councilmember Torrence)

Presenter:	Justin Walker				
Staff Recommendation:	Adopt findings and approve				
Speakers:	Chase Hoffberger, Max Cents				
Motion:	Claudia Jolin				
Second:	Doug McCoach				
Planning Commission Vote:	Adopt findings and approve				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Calvin Young	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse
Total:	8				

4:30 PM

11. CITY COUNCIL BILL #25-0093/ ZONING – HARFORD ROAD OVERLAY DISTRICT (Third District)

For the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District. (Councilmember Dorsey)

Presenter:	Brandon Kanoy				
Staff Recommendation:	Amendment and Approval				
Speakers:	Kathleen Kotarba, Jasmin, Jody Landers, Kevin Durand, Bambi Adams, Mori Jordan, Georgia Corso, John Murphy, Wayne Carson, Councilman Dorsey				
Motion:	Eric Stephenson, Vice Chair				
Second:	Calvin Young				
Planning Commission Vote:	Amendment and Approval				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne		For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach		For	X	Against	Abstain
Calvin Young		For		Against	X
Eric Stephenson, Vice Chair	X	For		Against	Abstain
Jon Laria, Chairman	X	For		Against	Abstain
Total:	6		1		1

The meeting was adjourned at 6:55 pm.

Tim Keane
Director

TK/ewt